

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 4

Property ID: R22148

DATE FOR
22153
22153

Property Information

property address: 501 S TEXAS AVE
legal description: CITY OF BRYAN, BLOCK 36, LOT 6.7 & PTS OF 8 & 9 & PT OF ALLEY, DER WIENERSCHNITZEL
owner name/address: BEARD, ESTHER ANN TRUSTEE
THE ESTHER ANN BEARD TRUST 4-29-97
11 BAY MARE LN
ROLLING HILLS ESTATES, CA 90274-4203
full business name: TEXAS AVE. MEDICAL CLINIC
land use category: COMM. OFF. type of business: MEDICAL CLINIC
current zoning: C3 occupancy status: OCCUPIED
lot area (square feet): 18895 frontage along Texas Avenue (feet): 112
lot depth (feet): 214 sq. footage of building: 978
property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards

Improvements

of buildings: 1 building height (feet): 14 # of stories: 1
type of buildings (specify): WOOD FRAME (SIPING)
building/site condition: 4
buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify) _____
approximate construction date: 70s accessible to the public: ☐ yes ☐ no
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no
other improvements: ☐ yes ☒ no (specify) _____
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☐ abandoned ☒ in-use
of signs: 2 type/material of sign: BILLBOARDS
overall condition (specify): GOOD
removal of any dilapidated signs suggested? ☐ yes ☒ no (specify) _____

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no # of available off-street spaces: 15
lot type: ☒ asphalt ☐ concrete ☐ other _____
space sizes: 14 x 20 sufficient off-street parking for existing land use: ☐ yes ☐ no
overall condition: _____
end islands or bay dividers: ☐ yes ☐ no landscaped islands: ☐ yes ☐ no

Curb Cuts on Texas Avenue

how many: 2 curb types: ☐ standard curbs ☒ curb ramps curb cut closure(s) suggested? ☒ yes ☐ no
if yes, which ones: NORTHERN CURB CUT @ INTERSECTION

meet adjacent separation requirements: ☐ yes ☒ no meet opposite separation requirements: ☐ yes ☒ no

Landscaping

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: _____

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☐ no N/A

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☐ no

Other Comments:

• SECONDARY STRUCTURE IN BACK OF CLINIC HAS
UNKNOWN USE
• THIS DATA IS FOR 22152 + 22153

